



NATURE'S EDGE COMMUNITY ASSOCIATION, INC.

FOR PERSONS 55 YEARS OF AGE OR OLDER
7079 TAMARIND DR.
LAKE WALES, FL. 33898-9615

***** Please note: One resident must be 55 years of age and the others must be 40 or older****

DISCLOSURE SUMMARY FOR NATURE'S EDGE RESORT PHASE ONE AND KEY WEST VILLAGE PHASE TWO

**THIS DISCLOSURE MUST BE SUPPLIED BY THE DEVELOPER OR BY THE
PARCEL OWNER IF THE SALE IS BY THE OWNER AND NOT THE DEVELOPER**

- 1) Nature's Edge Community Association, Inc. is registered as a community operated for occupancy by persons 55 years of age or older.
- 2) As purchaser of property in this community, you will be obligated to be a member of a Homeowners' Association.
- 3) There are recorded protective covenants governing the use and occupancy of properties in this community.
- 4) You will be obligated to pay assessments to the Association, which assessments are subject to periodic change.
- 5) Your failure to pay these assessments could result in a lien on your property.
- 6) There is not an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association.
- 7) The protective covenants cannot be amended without the approval of the Association membership.
- 8) As a registered 55+ community, you will be required to provide a photo copy of your driver's license, passport, or birth certificate.
- 9) Your signature on this disclosure form is your commitment to abide by the governing documents of this community.
- 10) The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the COVENANTS and the Association's GOVERNING DOCUMENTS.
- 11) These GOVERNING DOCUMENTS are matters of PUBLIC RECORD and can be obtained from the CLERK OF COURTS IN POLK COUNTY.

Purchaser

Purchaser

Date

Date